

Key: 4636

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.958

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RIDDER GENERATIONS LLC PO BOX 310 WHITMAN, MA 02382				115-37-0				48 OLD OAK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIDDER GENERATIONS LLC				04/14/2014	A	245,000	44225-272				
RIDDER JON F				08/15/2006	QS	375,000	33189-164				
LEDIN GERALD R				09/18/1980	QS	4879-394					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/12/2019	SD	0	0
		51	FIELD REVIEW		06/10/2014	LF	0	0
		6	CYCL GROWTH		02/20/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	43,560 3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.960 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	5,470

TOTAL	1.960 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	T 12726		LAND	193,500	176,000
Inf1	FACTOR 100			LAND	244,200	224,800		
Inf2	PHY 100			DETACHED	29,300	27,900		
				OTHER	0	0		
				TOTAL	467,000	428,700		

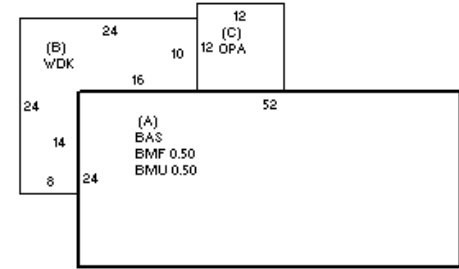
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	1998	576	51.74	26,800
SHF	A	1.00	40 0.60		200	20.44	2,500

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,573
NET AREA	1,248	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		36.64	22,865		
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	624		51.53	32,156		
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	1,248	1965	202.56	252,795		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	352		31.60	11,123		
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	144		42.70	6,149		
				INT FINISH	99	N/A	1.00	F11	O	O	FPL 1S 1OP	1		6,017.00	6,017		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



BLDG COMMENTS

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$244,200